



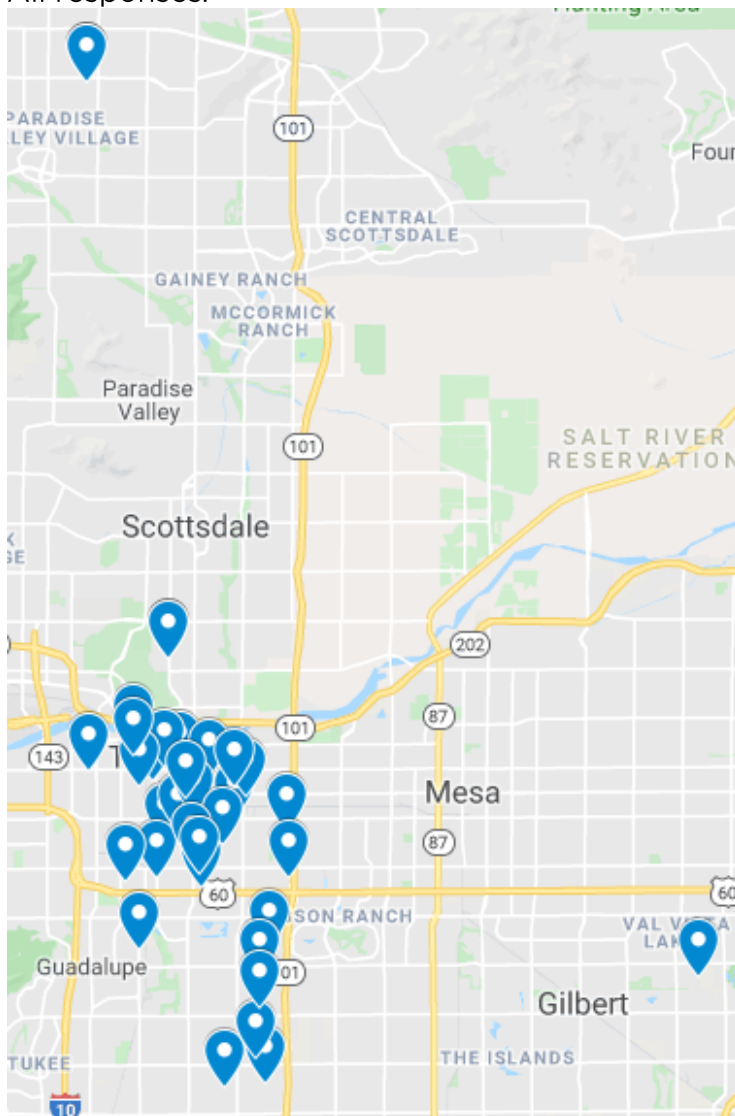
OVERVIEW

Public meetings were held on December 3, 2019 to collect feedback on the draft Development Bonus Program (DBP). The DBP was also presented to several Tempe Boards and Commissions with Commissioners invited to provide individual comments online.

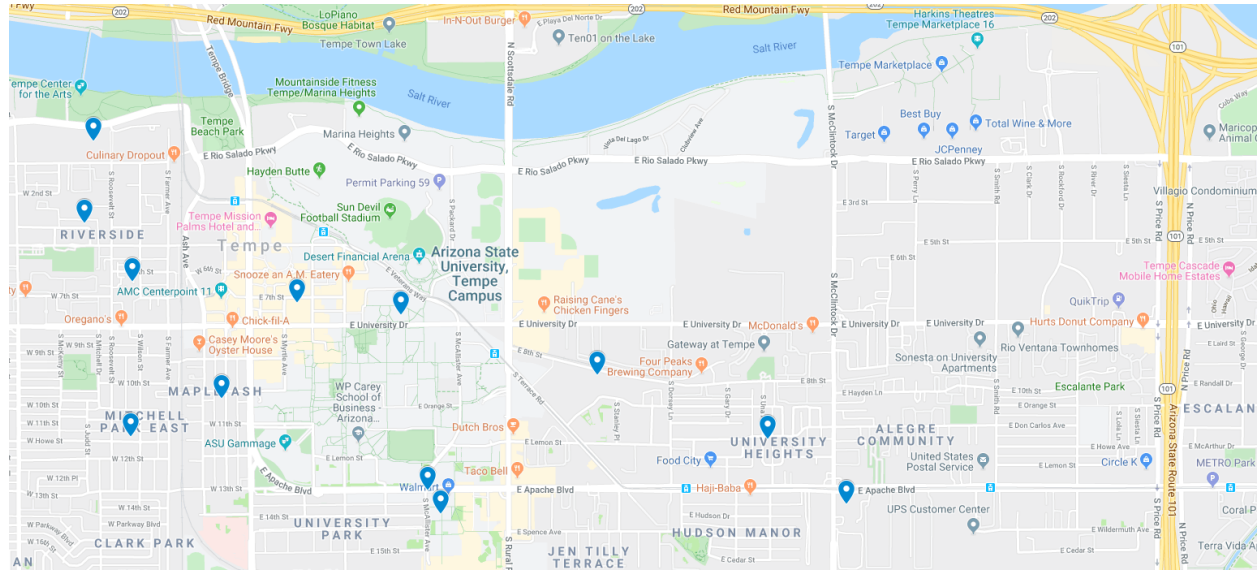
Residents, businesses and property owners in the project area were directly invited to participate in the process. In addition, citywide electronic notification was made to invite the larger community. There was a total of 23 attendees at the 11:30 a.m. meeting and 12 at the 6 p.m. meeting. Surveys were available at the meetings and online from Dec. 3 - 17, 2019. A total of 41 survey responses were received, 7 at the public meetings and 34 online. City staff also received emails about the project.

MAP OF SURVEY RESPONDENTS

All responses:



UCMP boundaries:



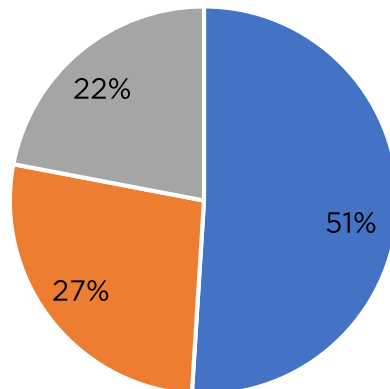
SURVEY RESPONSES

The City is developing a Development Bonus Program (DBP), which would be incorporated in the proposed Urban Code District (UCD) and Urban Core Master Plan (UCMP) documents. A development bonus would provide to the developer an increase in residential density or building height (which generally means that more housing units or commercial and office space can be built on a given site) in exchange for the developer providing the following community benefits on-site, off-site, or through in-lieu funds:

- 1) affordable/workforce housing
- 2) sustainability elements
- 3) Open space and connections (e.g. public gathering space)
- 4) preservation of historic resources.

The bonus program would further incentivize developers to opt-in to the city's proposed UCD and utilize the opportunities provided by the UCMP.

1. Do you agree with the above list of *Community Benefits* developers can provide in exchange for additional Height or Density?



■ Yes (21) ■ No (11) ■ Undecided (9)

Total responses: 41

Why or why not?

Yes responses:

1. All of these are good and will help the city.
2. Good idea to add more public space.
3. Great idea as it provides more public space and get together and also more incentive for affordable housing.
4. I think all of those are important to creating a good and human friendly versus say a car friendly community and it promotes economic diversity in a community which benefits everyone and helps to push back against some of the negative aspects of gentrification (e.g. lack of affordable housing).
5. These features are all beneficial to Tempe and our environment. It is unclear why the on-site sustainability elements are not already required by basic code.
6. I think this is a fair exchange.
7. Because it is a good compromise between development (which is needed) and the problems of affordability ,sustainability, etc..
8. This incentive is a perfect compromise for building an affordable community while also enticing businesses and developers to build/set up shop in Tempe.
9. Affordable workforce housing: yes makes me feel like I could afford to live there. Sustainable elements: makes me believe that it would have solar and other energy efficient technology and reuse or reclaimed water for plants and hopefully gardening area. open space and connections: make me think it would have areas to enjoy and socialize and hopefully be green with cooking features like water fountains. Preservation of historic resources: makes me think that it would keep parts that have been around along time to give it a Tempe history feel
10. These are all great things to have in a city, especially affordable housing. In fact, I think the city should really focus on using the bonus system (generously) to create more affordable units. More height and more affordable units!
11. Affordability is by far the most important. Sustainability is by far the second most important. Destroying historic resources should be entirely off the table, but restoring and preserving them is nice, and an easy third most important. I don't care in the slightest about open space and connections or height or density.
12. I think all these things provide great value to the community.
13. The city NEEDS more housing units, or the Californian housing crisis will come to Tempe. I am in favor of what will bring the greatest increase of residential housing units to the city, and am thrilled at the inclusion of affordable housing in this plan.
14. The listed categories of benefits are fine; it's how they're quantified & implemented that matters.
15. Seems like a reasonable solution to the need for development/growth of Tempe.
16. More Urban density, while also encouraging affordable housing
17. I agree with the proposed Development Bonus Program. Since it is a new idea that utilizes programs established in other cities locally and nationally, and their programs are relatively new also, it's difficult at this stage to add to or substitute items already included based on the research and decisions made by those organizing the policy

18. The current situation isn't working for most people and policies should be updated to keep up with the current situation.
19. These are important benefits that should always be derived from development activities. Open space or other community focused resources in which communities gather have been seriously lacking from the huge amount of development that has happened in Tempe in the last decade. The terrible deal cut on the development at farmer and university is an example of how badly it has been done, when it has been done. During the same period, Tempe town lake got hundred of millions worth of office space and lost its only playground, namely the splash park. That splash park was highly utilized. It should be a standard, even obligatory (codified in municipal law) practice that large developments are leveraged to contribute to the construction of (usable!) parks and other places of community gathering. It is a scandal that with all the development in downtown tempe there is not a single new playground or similar site to make the area more livable and welcoming for the families that reside here and pay taxes to the city.

No responses:

1. Great effort, but it still seems you are giving away more than you are getting back. Preserving and protecting older residential neighborhoods is still my main concern.
2. until businesses are taxed appropriately no more mayor/council stupidity.
3. There are enough benefits available through Federal programs on affordable housing, GPLETs etc that we don't need to give further "incentives" which will increase density and further negatively impact existing neighborhoods against the character plans and 2040 already in place.
4. I agree that all these things are good. But disagree they should be categorized as a community benefit to allow a developer to build more. Affordable Housing should be REQUIRED. Sustainability elements should be REQUIRED. Generally I think the provision of public space is the city's job, not a developer. But the city should REQUIRE developers to put their project in context and to help build an actual connected street network. This is one of the least walkable/bikeable places in the U.S. and this is largely a result of not having a good street network. This can be fixed by requiring new development to build these connections instead of reinforcing the walls and boundaries we already have. Historic preservation is good, but any property owner of a historic property should be REQUIRED to preserve, restore, and rehab the property as needed without any incentive. But, if these things can only be done by attaching an incentive, I suppose I would have to be in favor of that (BUT other cities require them and they manage to attract new development just fine).
5. I feel Tempe is giving away too much to developers. I have lived in Tempe for 25 years. One constant has been for city officials to give away taxpayer money to large scale developers, in the form of GPLET and other subsidies. Always we hear that these giveaways are "investments" that will reap a large payoff in the long run, but the payoff never seems to arrive. Taxpayers keep getting asked to contribute more, while developers contribute less and less.
6. Developers stand to make millions if not billions. I have no reason to give away the farm at any point to them. They have done enough damage in our city and enough is enough. Time to put on the brakes.
7. We can have sustainability and affordable housing withouth height and density.

8. Height and density will have huge mostly negative impacts on quality of life for EXISTING residents, whose concerns don't seem to be a priority with the city. Traffic congestion, raising rents overall, higher property taxes and disrupted viewsheds will result no matter how many hanging plant baskets, public art installations and other distractions are present.
9. The question that SHOULD have been asked is "Do you agree with allowing this program to proceed". No, I don't agree with those alleged benefits because I don't agree with the idea of allowing higher buildings for ANY reason. The Tempe core already looks like an urban pit, why make it worse?
10. The current Community Benefits does not provide sufficient city-wide benefit. For example, for developers to participate their should be multi-level commitments within each of the categories. For example, if the developer is providing affordable/workforce housing then there should be multi-year commitments that pass to property management firms, etc. It is unclear based on the current plan how the city enforces the ongoing benefit. If a developer transfers ownership to another developer then how are these issues enforced? Also, the developer should have to contribute to an overall fund that provides for city staffing for compliance and ongoing evaluation of these benefits for a period of at least 3 years once the structure has been occupied at some level.
11. I think developers will get a lot more out of this than Tempe. Tempe has a traffic congestion problem, verging on a crisis on Rural near the university and on Mill downtown. Rio Salado is nearly clogged at some points during the day. Tempe needs to use zoning to preserve its history, open space, affordable housing, and provide for sustainability. This may mean a fight with the state legislature -- well then have at it.

Undecided responses:

1. I just need some more information and am unable to make a determination after only one introduction to the topic.
2. I am apprehensive to allowing developers to build higher. Our city is beautiful, part of its beauty is being able to see the sky it changes, and hints of the mountains in the distance. I would be more sure in my decision knowing how much higher they are allowed to build, where, and how this change in height will effect our view of our surroundings.
3. I need to be convinced that the City will hold developers accountable for the community benefits. I agree with all of the benefits listed, yet wince at considering additional height and density in Tempe. In my opinion we are already over-loading our downtown area with high-rises and a very dense population in a relatively small area.
4. I think those are all good benefits to provide, so I agree with them in that sense. However I'm not sure about them being provided *in exchange* for additional height or density.
5. This is just compounding the problem of cramming too many in a specific area with the present zoning. The city is being divided to preserve their outmoded, unsustainable, expensive and ineffective suburban model. 4 homes in a cul de sac or 400 on an acre. Who is really paying for the fair share of the infrastructure which in some areas have reached critical mass. This will no doubt be an experiment that will ultimately fail. Tempe Single Family Zoning Districts need to be abolished. The city is way too small for this type of division

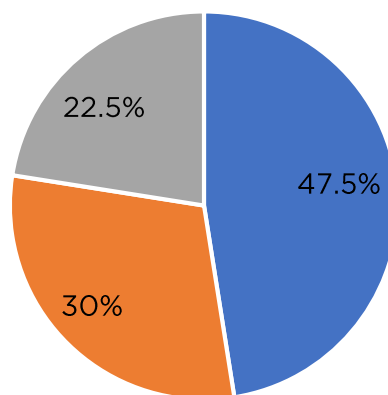
6. Sustainability and preservation of historic resources should be less of a priority when considering to allow additional development as the additional development would more than offset the sustainability initiatives and sufficiently blight any historic preservation efforts.
7. My support depends on whether all or only one need must be satisfied, which the summary text does not clearly state, and on whether said open spaces are considered public land for the purpose of free speech and organization for protests. Also #4 is a low priority for me, as too many people around here have a definition of "historic resources" that seems engineered to keep new unfamiliar people from moving into a neighborhood. If we make ##1-3 non-negotiable and require freedom of public gathering in said open spaces, I'm in.
8. Affordable housing is hugely important and should be a development priority. Students are getting priced out of the area around ASU. Other young people, families, and retirees are leaving Tempe because they can't afford to live here.

Table 1. Affordable/Workforce Housing

This table shows a menu of options to provide affordable housing, with varying percentages of affordable housing units at different affordability levels based on Area Median Income (AMI), and an option for the developer to pay in-lieu fee to earn bonus points..

Bonus Elements and Points	Bonus Elements and Points by Zone							
	UC-1		UC-2		UC-3		UC-4	
	Public Benefit	Pts	Public Benefit	Pts	Public Benefit	Pts	Public Benefit	Pts
Affordable Housing, On-Site								
Up to 50% AMI	4%	100	4%	100	4%	100	4%	100
51% to 80% AMI	10%	100	10%	100	10%	100	10%	100
81% to 100% AMI	25%	100	25%	100	25%	100	25%	100
101% to 120% AMI	N/A	100	N/A	100	N/A	100	N/A	100
Housing In-Lieu Fee, Fee per Point	\$12,500	1	\$12,500	1	\$34,700	1	\$34,700	1

2. Do you agree with the *Affordable/Workforce Housing* bonus structure as shown on Table 1 above?



■ Yes (19) ■ No (12) ■ Undecided (9)

Total responses: 40

Why or why not?

Yes responses:

1. Not sure how to make sense of this.
2. City needs more height and density. Developers like more height and density, people need affordable housing. Please don't water this down!
3. This does seem to be a potential solution to the issues brought up by the community. Namely the lack of affordable housing in urban cores. Why is there a lack? No incentives?
4. Yes, always agreed with helping out the lower income till they move up and do better.
5. Yes, those that are at the lower income needs some help until they work their way through.
6. I have to be honest, I don't have a background in this area so I'm assuming this is backed up with some connection to some larger set of standards for this type of things. I do like the list of items for extreme heat resilience and reducing greenhouse gas emissions.
7. It is difficult for middle-low income families to afford to stay in tempe. The rising cost of living is causing us to have to consider moving, which is itself very costly. Having lived in tempe for well over 10 years, the thought of having to leave because we cannot afford to be her saddens us. There is always the concern that affordable housing will add to the crime rate, but that belief makes the working poor and the people on the edge feel invisible. There are many hard working families with children who do well in school and contribute to our community who are struggling due to the cost of living.
8. I think this is a fair exchange.
9. Sustainable elements and outdoor gathering spaces are crucial in maintaining a healthy city community. These incentives give developers are reason to make space for these needed areas.
10. More affordable housing is better, and this seems like the best way to do it.
11. Letting developers build denser and taller allows more housing to built cheaper to begin with lowers housing costs by increasing supply. Giving developers the ability to do this in exchange for setting aside new affordable units is a good thing.
12. Affordable housing and maximizing total new units should be the number one priority for this plan. I am excited that it's included, and I think the city should give generously (even to the point of making exceptions for even more height than the plan outlines) in search of more affordable units.
13. This table is hard to make sense of so I am not clear what I am being asked. Affordable housing is important and should be a development priority. ASU is the heart of Tempe and is the reason it is an attractive city for businesses and other development. To be the university that it is, ASU needs its graduate students. Yet rental prices have risen rapidly in the area around the university, making it difficult for graduate students (especially those with families) to make ends meet. They and other low income groups are essential members of our community, and there should be investment in making it possible for them to live within and contribute to the vibrancy and richness of this city, particularly in the area around the university, which is also the primary area of development.
14. Seems reasonable.
15. More affordable housing and green spaces are always good

16. Incentives are a good tool to drive development to provide these options. There are other options, but it's at least in the right direction.

No responses:

1. same as above.
2. Not needed and do not want my tax dollars used to subsidize sustainable elements. If truly beneficial should stand on own economic merit. Giving credit for 80 percent EV chargers when 80% don't own EV vehicles is ridiculous. All of these restrictions affect property values which can erode the overall tax base as the buildings are approved.
3. up to 50% AMI and 50-80% AMI are the only two categories that should be included if we are actually talking about affordable housing. And we need more of it... so double the amounts needed.
4. Plans for affordable and workforce housing should be functioning without any Urban Core plan. This should be an entire citywide initiative to ensure a diverse population and historic preservation of our Tempe culture, which includes both life (people, animals, plants) and buildings.
5. It looks like they receive 100 points for offering any affordable housing benefit percentage between 4% & 25% and regardless of zone. There are a few problems with that: 1. there's no incentive to offer greater than 4% 2. there doesn't appear to be any requirement for verification or longevity. What if I'm a developer who offers 4% of the project as affordable housing for 3 months? Or a year? or 5 years? How is this enforced once development is done? 3. there are multiple zones listed but no variation between them. Do we want to encourage more density when we probably don't have the infrastructure to support it?
6. This is a loaded question. What municipality really wants "affordable housing"? The county assessor seems to raise the valuations every year by 5% as per law, The property values increase, land prices increase, sales and use taxes increase, utility costs increase which all drive rent costs up. Rents which are market driven and are either affordable or not. The age of structures and cost of construction are to blame for rising costs. Older apartments and housing stock are the bulk of affordable housing in Tempe, and unfortunately also are affected by rising property taxes and utility and labor costs. No entity can subsidize this and be sustainable.
7. The question that SHOULD have been asked is "Do you agree with allowing this program to proceed". No, I don't agree with those alleged benefits because I don't agree with the idea of allowing higher buildings for ANY reason. The Tempe core already looks like an urban pit, why make it worse?
8. See rational in previous response.
9. See above. I am opposed to the Bonus program
10. As mentioned before, I believe affordable housing, public space, and sustainability measures for such developments should all be non-negotiable, therefore there should be separate point requirements for each. Also, in-lieu fees are essentially a bribe to bypass the requirements and should not be an option.

Undecided responses:

1. Please limit the Housing In-Lieu fee to ONLY non-residential projects (not clear from the materials I reviewed). Otherwise we are just letting developers make one-time payments that don't help Tempe in the long term.

2. If city officials had not for the past twenty years given money away to developers who used the money to build luxury apartments, Tempe would not be in the position it is in today, whereby the city lacks affordable housing. City officials made the decision to chase after so-called upscale development, and now have the temerity to claim yet more give-aways are needed to attract cheap housing. Enough is enough!
3. I dont really understand it.
4. I don't understand it and I have a grad degree. This point system doesn't seem real, tangible, or meaningful. I want sustainability, I don't care about open space, and I want as much housing to be as close to free as possible.
5. Not sure I understand what the chart is showing. What are the zones? I went back to the introduction, but still unclear what the zones represent.
6. City of Tempe has placed too much emphasis on affordable housing. We are becoming a slum city attracting too many homeless people. Our parks and public spaces are littered with people using these areas as homes and bathrooms. I am also very concerned about water shortages with the massive amounts of multi-family developments that have been built and/or planned to be built without a sustainable long-term solution for water.
7. Affordable housing existed and was plentiful before the construction of high-end luxury developments were allowed. It's a lame fix for a problem that didn't exist before the city began favoring developers over residents. Rents of existing properties has skyrocketed and the diverse and creative communities that made DT the desirable location that it is in the first place have been forced to relocate to other, more affordable cities. The whole idea of "workforce" housing is a sham. These units will mostly end up as short-term rentals like Air BnB and student housing for ASU.
8. A structure which incentivizes affordable housing is good, but one which simply institutes a set number of points to be awarded if a developer meets a minimum threshold number of units - without rewarding developers who go beyond the bare minimum - is going to be limited in its effectiveness.

Table 2. Sustainability Elements

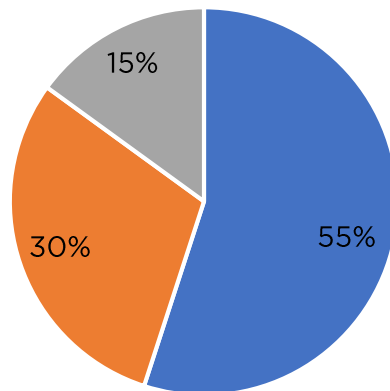
Bonus Elements and Points	Bonus Elements and Points by Zone							
	UC-1		UC-2		UC-3		UC-4	
	Public Benefit	Pts	Public Benefit	Pts	Public Benefit	Pts	Public Benefit	Pts
Sustainability Elements, Points per \$250,000 in qualified expenditures		28		28		10		10

List of Sustainability Elements to Obtain Bonus Points

Resilience Against Extreme Heat	Greenhouse Gas Emissions Reduction
Shade coverage on east and west walls with biodiverse, native and adapted plants. Average of the shade coverage at 10 am, noon and 3 pm on summer solstice.	80% of all parking spaces are EV charger ready with 10% of spaces with EV chargers installed.
At least 50% of the site hardscape not covered shall be shaded by biodiverse, native and adapted plants.	Solar panels to cover minimum 20% of the net site area, with a minimum size of 2.5 kwh/panel

Roof covered with any of the following products: 1. materials with a three-year aged SRI value of 35 min. or 2. vegetative terrace or roofing to provide foliage.	Space and pathways for future installation of on-site renewable energy systems to provide minimum 10 kBtu/ft ² x gross roof area in square feet.
Architectural features to shade 75% of all west facing windows and 50% of all proposed glazed windows.	Comply with any other IgCC 2018 or updated requirements, certified by a third party.
Minimum 50% of the site hardscaped area to have permeable paving or grass.	Energy savings minimum 50% of the baseline energy consumption certified by a third party
Functional rainwater harvesting to irrigate minimum 75% of landscape areas.	Provide for on-site microgrid (with control capability powered by distributed generators, batteries or renewable resources) investment for critical uses (30% of expected summer electrical load).

3. Do you agree with the above list of *Sustainability Elements* for which points can be earned and the point value associated with each element as shown on Table 2?



■ Yes (22) ■ No (12) ■ Undecided (6)

Total responses: 40

Why or why not?

Yes responses:

1. Cooling elements are key but emphasize multimodal transit.
2. I like the incentives to provide shaded amenities as well as energy efficient capabilities.
3. Good rationale and consideration.
4. Well thought out.
5. Not sure of the reality of functional rainwater harvesting as it does not rain often but the focus on space for sustainable energy systems is good to see.
6. Sounds like a good plan
7. These are all excellent, and I'd be happy to see any of them implemented (although I think affordable housing should be the priority).
8. I put yes but would prefer to have "or grass" removed since grass requires a huge amount of water.

9. I would add to this reduced parking if in distance to LRT or other transit (which all of these areas are) anyway. All new development in these areas should have minimal parking. Not only is transit there, but many people who live in the housing are students, many of whom don't have or need cars. And the future of autonomous vehicles means that there will be even fewer young people with cars... so don't build more parking. This could easily be a "sustainability" benefit that developers would jump on because it saves them money that they can then redirect to these other sustainability benefits that will cost them money. And by reducing parking, you can increase the number of units without necessarily making a building taller, which many people would take issue with.
10. They're a great way to take out two birds with one stone, expand development without killing the city.
11. There are no downsides to the obtainable elements. Making sustainability a core focus for gaining developing advantages will allow for sustainable elements to actually be completed in new developments throughout Tempe. Once these sustainable elements are put in place they will continue to raise the value and up the usage of space.
12. Seems pretty good. Would maybe not try to subsidize cars through parking even if they are electric.
13. There are *major* sustainability elements not included: - reducing the number of parking spaces included should be rewarded - eliminating car parking completely should be rewarded even more - providing bike parking (including a Grid bikeshare hub point) should be rewarded - transit-oriented development should be mandatory - providing walkable frontage & accessible entry for pedestrians should be mandatory
14. These are all valuable elements, though given that this is a bonus program, why not aim for higher numbers on PV and energy savings? Those require upfront investment, but the value to the developer and to the city over time (to say nothing of the planet) are significant. Yet it is hard to expand when they have not been designed in. Lets make tempe a demonstration city for what levels of sustainability can be achieved when prioritized early on. The other thing that is missing from this, which is going to be very important for tempe both with respect to sustainability and livability is support for non-car based modes of commuting, especially bikes (including e-bikes). Development should contribute to creation of SAFE bike lanes and bike paths. These are woefully lacking in this town, a town which, in terms of terrain and weather, is as ideal a place for biking as there is on this planet. Even the changes to e.g. University with the dedicated bike lane have done little to nothing to improve conditions for biking. One is taking one's life into one's hands by biking in that little sliver of unprotected bike lane while irritable drivers whip past you at 45 miles an hour. This is something that should and must be addressed, because traffic is getting worse and worse, the coverage of public transit (orbit, etc) is inadequate to accommodate many people, and biking is a no-brainer. Many many people would do it (with urban, health, enviro benefits) if it was safer.
15. Looks like everything is covered. Maybe will need amending in the future as new needs are identified.
16. We should be taking steps towards sustainability. Incorporating it into the building is a great way

17. Yes but reducing easements and right of way zones would lend to better walkability and reductions in greenhouse gases.

No responses:

1. These are a great start but should be tweaked: 1. "Solar panels... with a minimum size of 2.5 kwh/panel" - this metric does not make sense. Panels are measured in watts (~300-500 W per) and performance is based on "capacity factor" (~15-20%). 2. For the on-site micro-grid - Tempe should not be incentivizing new fossil fuel infrastructure. Please remove generators from this list. 3. Shade coverage should also require non-invasive plants 4. Is there any way to integrate greywater re-use? Such as for toilet flushing?
2. same as above.
3. See above. The benefit should be the energy savings they receive in their utility bill. Not artificial incentives that stifle innovation and pick winners and losers...
4. These types of things have been proposed before, and just about never come to fruition. Again, enough is enough.
5. I'm fully against the Urban Core plan at this juncture. There should never be a separation between traffic mitigation and development. These are not mutually exclusive in stressing out neighborhoods and beyond.
6. Affordable housing and maximizing new units should be the main priority of this plan, but I am happy to see more sustainable elements go into new developments. Still, putting lots of people in walkable areas and near heavy transit use will do more for sustainability than solar panels.
7. This should be mandated by common sense and architectural conformity, but in the past building costs have prevailed resulting in more temporary designs which seem to have a life of about 25 years before demolished. The lack of design and sustainable elements are the result of this mindset of cheapness and using low cost materials and labor. Again none of the aforementioned criteria exist in any single family construction only custom homes in affluent areas of the country.
8. We are constantly being told that we must conserve water because it's a precious resource in the desert, yet developers are encouraged and offered tax breaks to increase population density. Such double speak leads one to believe that we don't have water scarcity issues or that the quality of life for EXISTING residents is not important. Instead of using sustainability as a bribe to make new units more attractive, if the city really felt that was important, they would work harder to make the existing neighborhoods independent of the power grid and the corrupt energy monopolies that overcharge for electricity.
9. The minimum cost for EACH extra floor should be \$20 million and it should be used to reduce the property tax load on all the single family homes in Tempe. The question that SHOULD have been asked is "Do you agree with allowing this program to proceed". No, I don't agree with those alleged benefits because I don't agree with the idea of allowing higher buildings for ANY reason. The Tempe core already looks like an urban pit, why make it worse?
10. See opposition to this program above.
11. Increased density means more water use and more car pollution. Developers offer these things as a carrot, so they can make more money.

Undecided responses:

1. I'm unsure if 28 points is appropriate in UC 1 and UC 2. I think it should be fewer.
2. The points system is difficult to ground in reality, but I love the heck out of the sustainability elements. I'm not sure if "Comply with any other IgCC 2018 or updated requirements, certified by a third party." is a tough or easy standard. If it's too easy, this might just be a gaping loophole.
3. Again, do not know enough about the zones. I support all the sustainability points.
4. I encourage using sustainable materials as long as the costs are also sustainable. Shade is a necessity along with areas that will not burn our feet when walked and played upon.
5. On the surface, this type of incentive sounds attractive. However, how is this type of incentive being monitored in the long term? For example, how does this developers implementation of shaded areas fit into the cities long-term plans? How are these things enforced and does the city have to staffing to oversee the implementation and ongoing compliance?
6. Not sure how to make sense of this. Sustainability becomes more important every year. The City of Tempe gives some thought to it but could do more to save energy, reduce car traffic and surface parking, and provide affordable transportation. Safe bike paths that are separated from car traffic (a white line does nothing to protect bicyclists) are a must.

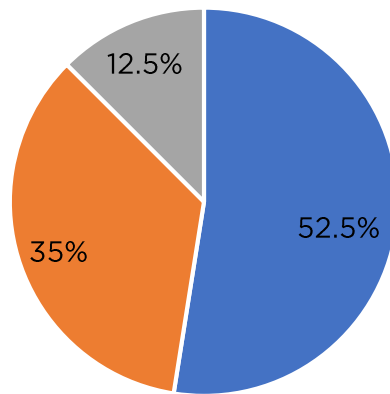
Table 3. Public Improvements/Amenities

Bonus Elements and Points	Bonus Elements and Points by Zone							
	UC-1		UC-2		UC-3		UC-4	
	Public Benefit	Pts	Public Benefit	Pts	Public Benefit	Pts	Public Benefit	Pts
Public Outdoor Gathering Space All Zones provide the greater of 0.2 acres or 10% of lot coverage		12		12		18		18

Eligible public gathering spaces are based on definitions and development standards listed in the UCD. Selected standards for outdoor gathering spaces are provided below:

- I. Incorporates a minimum of three of the following pedestrian scale features:
 - a. Lighted bollards
 - b. Movable tables and chairs
 - c. Benches or swings
 - d. Seat walls and / or raised landscape planters
 - e. Shade trees
 - f. Water features
 - g. Pots or hanging baskets filled with seasons plant material
 - h. Informal kiosks
 - i. Stage, amphitheater, or other performance space,
 - j. Sculptures, or other public art features
- II. Integrates landscaping and/or structures to provide shading for the outdoor gathering spaces.
- III. Provides direct access to sidewalks and pedestrian walkways.

4. Do you agree with the *Public Improvement/Amenities* bonus structure as shown on Table 3?



■ Yes (21) ■ No (14) ■ Undecided (5)

Total responses: 40

Why or why not?

Yes responses:

1. Provides public benefits.
2. More aesthetics and appeal is good for the community.
3. All of those items listed seem like a nice idea.
4. Emphasis on III. Good stuff!
5. Encouraging development while also having things that improve public beauty and usability is a great combination for a good city.
6. This is great for promoting residents of Tempe to interact with one another. These public spaces will provide more positive spaces for people to connect. I personally love the idea of an amphitheater incorporated into some aspect of new development.
7. I like the stage idea and garden area for sure. Maybe also include park amenities for children unless this is just adult housing and water features to keep it cool
8. This is great, especially if it increases the present or future walkable of the area (and therefore it's environmental sustainability). Maximizing the number of affordable units (and total units overall) should be the priority, though.
9. Public spaces are always lovely.
10. Maximizing the total number of new units (and affordable units especially) should be the main priority of the city government when using this plan. These public improvements are all fine, and would potentially make the city a more walkable place (always a plus).
11. With caution, I approve of this. This could also mean for our tenants and customers only. Also Public Improvements are not just visual elements but also for the common good.
12. Looks like everything is covered. Maybe will need amending in the future as new needs are identified.
13. As home sides decreases, we need more public places.
14. Better designed public space is critical, but are we walking about private parks here?

No responses:

1. Please remove water features from this list.
2. same as above.
3. Again none of these should be incentive based Businesses will do what fits economics and site location.
4. This should focus on sidewalk improvements that includes trees and seating. For any development that takes up an entire block (e.g. Tempe Union), then small public plazas should definitely be integrated. This has been done to much success in Seattle, though there the outcome is achieved because the developments usually want something from the public (e.g. an alley) and then are required to essentially give it back in the form of a public plaza.
5. If the city wants these types of amenities, it should build them itself. Perhaps when a few of the many GPLET agreements the city has put in place finally expire, the city can use all the property tax money that is supposed to come rolling in to build public amenities,
6. I'm fully against the Urban Core plan at this juncture.
7. The points are too close to sustainability's points, when these are niceties and those are survival. I don't know what a bollard is. I Need to see in this kind of nice public table-setting to see something explicitly against incorporating anti-homeless measures. And providing access to sidewalks and walkways should be a given, don't give any points out for that. That should be required.
8. There doesn't appear to be a good definition of what "public" means or any limits as to how it might be shaped or accessed. For example, does public really mean public and open to anyone, or only public to tenants of the building? There also doesn't appear to be any requirement that the number of public scale features be reasonably appropriate to the scale of the area in question. For example, I could add 2 bollards, 2 chairs, and 2 potted plants and call it good, for an area that takes up way more than .2 acres, depending on the size of the development space. I don't think we need to specify the exact amount necessarily and have people out counting chairs, but I do think there should be some type of requirement that it must be appropriate for the scale.
9. This list is very good, but it is incomplete. A bit of shapely lawn does not constitute a community gathering place. There should be elements that are focal points of gathering. Playgrounds, for instance. These can be small and fitted into a small space and still be gathering places. Consider the playgrounds that are scattered all over the city of Barcelona. Many occupy only very small spaces, as small as 20 x 30 ft. Parents sit at the adjoining cafe and drink coffee while children play. These are everywhere-- in general, there is one within a few blocks of every where in the city. The tempe system of having massive parks that are far away and one has to drive to (like Kiwanis) is terrible. If there are local parks, locals will gather at them. Community will form, community ties will strengthen, people will be happier, they will walk, local business like restaurants and cafes will benefit. Etc. It just requires the city to take the step of ensuring that these sorts of gathering places get built. So, while this list is fine, it is decidedly uninspired. Expand it, while keeping in mind the sorts of places people actually want to go. Density is good, but it needs to include that mix of spaces that make a community communal.
10. Again, this aspect is too broad with no defined compliance description.

11. The question that SHOULD have been asked is "Do you agree with allowing this program to proceed". No, I don't agree with those alleged benefits because I don't agree with the idea of allowing higher buildings for ANY reason. The Tempe core already looks like an urban pit, why make it worse?
12. We need grocery stores, hardware stores, clothing stores etc. that serve the community, not endless high rise apartments.

Undecided responses:

1. Is this a public space owned by the private building manager? I don't know how this won't just attract homeless people into these spaces unless the building owners lay down their own law.
2. Again, don't know enough about what the zones represent. Support the pedestrian features listed.
3. My concerns revolve around how these public spaces are being abused, making it difficult for the residents to enjoy the public spaces around them because they do not feel they are safe.
4. A list of decorative features isolated from a comprehensive plan for how they generate a walkable & accessible frontage for pedestrians is insufficient.
5. Again, this chart is unclear. We need more small parks, playgrounds, basketball courts, etc. Developers should be REQUIRED to contribute to this throughout the city, not given a bonus to entice them.

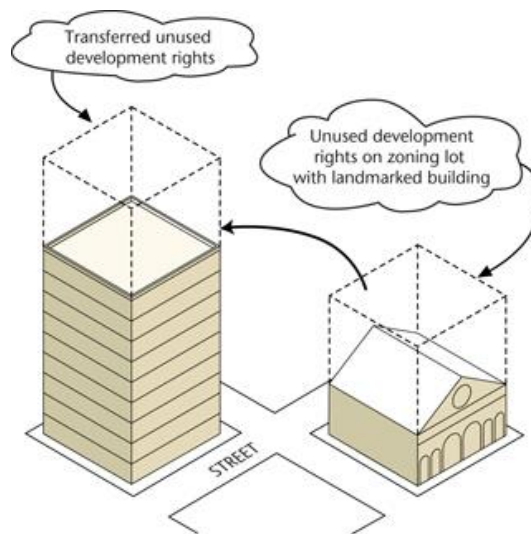
Preservation of Historic Resources

Tempe enjoys a rich multi-cultural heritage evident through its historic buildings, neighborhoods and structures. Less visible, but equally important, are the archaeological resources of Tempe's past. Protection and enhancement of Tempe's heritage is critical to preserving the unique identity of our community. However, the tools available for historic preservation are limited and the development of a regulatory structure that favors preservation is critical to protecting Tempe past, both historic or prehistoric. The goal of the Transferable Development Rights (TDR) regulations is to allow for the preservation/protection of significant historic properties and archaeological sites while allowing for additional growth in the appropriate locations.

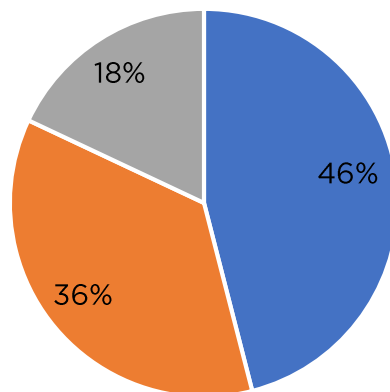
The calculation being considered can be summarized in the following formula and diagram:

Cubic Feet of Bonus Development Potential (existing floorplate Sq. Ft. x Tier 2 bonus height)	-	Existing Building Cubic Feet (existing floorplate Sq. Ft. x existing building height)	=	Total permitted development transfer in cubic feet
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A diagram showing the TDR concept



5. Do you agree with the *Preservation* bonus structure which includes the Transfer of Development Rights (TDR)?



■ Yes (18) ■ No (14) ■ Undecided (7)

Total responses: 39

Why or why not?

Yes responses:

1. Seems like a good way to develop around historic buildings while dealing with demands of growth.
2. Absolutely agreed.
3. Makes good sense.
4. Basically saving historic structures by allowing expanded use of space already designated for development - seems reasonable to me and a good way to keep the community authentic and connected to its historical roots.
5. Cubic feet is a good measure. Smart!
6. Historical buildings take up valuable space, but there is a valid argument for keeping them due to their historical value. But that shouldn't punish the rest of the city. With this way we can expand and modernize our city without destroying our history.
7. I think this is an excellent idea given the landlocked nature of Tempe and the desire of many to protect historic buildings. Every unit not built in the sky is one built in the desert.

8. This is a fantastic method to protect lands that serve as historic or high importance to residents. I love the idea of having small historic landmarks tucked away with a highly sustainable and urban city. Maintaining the character of older generations while allowing room for new improvements to be made to the community
9. This is the only one I have a possible problem with, in that I don't personally think any private home or building built in the last 50 years is likely deserving of a historic designation, and there are plenty of those designated historic in Tempe. Still, if it leads to more housing supply (especially affordable or market rate) I'm on board.
10. Affordable housing and maximizing the total number of new units should be the number one priority for this plan, and if this leads to more units I'm happy with it (although I think the city hands out historic designation to lots of properties that do not deserve it).
11. If an existing structure is not fully using its air rights, nearby structures should be able to build additional height to increase the overall density of the area.
12. This makes a lot of sense. Vertical space should be maximally utilized, and preserving our city's history and historic buildings is essential. The model of what has happened with Hayden House is excellent. I strongly support this approach.
13. Yes because while urban development is important, so is preserved our landmarks. This helps do both at the same time.

No responses:

1. This sounds to me that a historic building owner can "give" their rights to an adjacent developer. Can this be an open door for corruption or "getting" their development rights? In the example given, if a property owner owns historic homes they can give their rights to a next door developer. Will the other neighboring owners have no say?
2. same as above.
3. If they are a true historic property they already are protected Federally and receive huge property tax benefits... also no reason to create a nÃ©e bureaucracy that may be counter to the Federal requirements making it more confusing and costly for all involved
4. Historic preservation is not permanent. But transfer of development rights potentially is. If a property owner owns a historic property, they are taking responsibility for maintaining that property. It should not be an optional thing that they can do if they are allowed to transfer development rights. TDR to preserve historic buildings should not be allowed.
5. I'm fully against the Urban Core plan at this juncture. Viva la raza and ya at eeh. Leave the people who came before's culture alone for now until we can get a handle on downtown development rates of destruction.
6. This only feeds the destructive thinking of historic structures as potential development space. An overall historic overlay for the entire downtown area should have been considered, as offered by neighborhood residents and rejected by the city. Pride should be taken in historic structures and given priority to their preservation without the need to trade perceived development value.
7. Should not be available without a public hearing.

8. The minimum cost for EACH extra floor should be \$20 million and it should be used to reduce the property tax load on all the single family homes in Tempe. We could allow 10% of each \$20 million to be set aside to buy up historic stuff and protect it. The Tempe core already looks like an urban pit, why make it worse?
9. How does the placement of a high-rise building enhance historical significance within the city?
10. It sounds like the few historic properties and archaeological sites still existing would be traded for development, so it seems like it will result in more demolition than preservation. Our heritage, including historic buildings and neighborhoods, should be preserved. If "tools available for historic preservation are limited" you're not giving it enough priority. It is hard to see how this plan would preserve much without sacrificing existing properties in exchange for possibly undesirable new development. Tempe has in the past destroyed historic communities, vital archaeological sites that could have provided clues to our past, and existing affordable housing in its rush to bring in high-rise development - now there's plenty of high-rises, many unoccupied - we don't need more.

Undecided responses:

1. What will it cost the taxpayers.
2. I don't fully understand this
3. This doesn't make any sense. I get transferring airspace from houses or whatever to buildings, that's just playing pretend like airspace is some finite budget we've got to do accounting with. What I don't get is why or how this helps preserve anything, or if it could risk our historical sites. We shouldn't be destroying our heritage. I don't see how this helps or harms that.
4. Not sure I understand what the diagram is showing. I am concerned with height of buildings in Tempe and density issues.
5. We do desperately need to protect historic buildings, and I don't think this is a bad idea necessarily. But there's not enough detail in the presentation to determine whether or not there are downsides.
6. What defines historical. Most older structures in the urban core have been demolished, and what's left is an eyesore or outrageously expensive to re-adapt. Older single family homes built with substandard construction with many defects, energy sinkholes, and crumbling foundations are not justified for rehabilitation or restoration. Furthermore any investment potential realized would be futile. Look at the homes and buildings in the Victory Acres neighborhood, numerous vacant lots and properties some owned by city. Go ahead and buy one of these 50+ year old properties, mortgaged, refinanced and remodeled, and after 10 years a loss, 15 years demolished. You would be better off buying a newer home in Mesa or Chandler.
7. If everything is historic, then nothing is. I would support this item given the context is maintaining interesting places and not just more corporate windows. Also maintaining a smaller scale on street front, but not necessarily height.

6. Additional comments regarding the Development Bonus Program

1. I'll keep my eyes on the subject to get informed.
2. Clean explanation and thank you for the time and effort for the program. Keep it up!
3. Great presentation and appreciate the time and effort of all involved in getting our feedback and clarifying the program.
4. I had no idea about this but I like the initiative - I live in the urban core and I'm all for this part of the urban core master plan!
5. free our streets for efficient auto travel. they are not playgrounds for children or fools.
6. Don't do it!!!!
7. This proposal tells me that the city is too afraid of chasing away developers and growth to require these things. By offering them as an incentive, they are allowing the developer to choose. But most will likely not, so most of these benefits that we would all actually benefit from will be minimal. The city should take bold action and simply REQUIRE them - especially the affordable housing and sustainability components. These are two things that we simply cannot leave up to the discretion of a developer.
8. My only comment would be to possibly reduce the base amount to increase likelihood of opt in. The presentation was okay. It got too wonkish, too quickly and derailed it quickly. I think these are complex topics and the staff need to find a better way to communicate their plan, which is really good, to residents. Good plan! I approve!
9. Thank you to the development team, especially Ambika who was always very kind and professional with me since the inception of this ghastly plan. I appreciate the work, but at this point, it feels wrong to move forward due to the maximum complexity this plan has become and no average voter or resident can possibly understand not should they try to unravel this. What a disservice this is to the people. There are maybe 10 of us present at this meeting. If this plan as Chad states is to saddle a runaway horse, then we have a larger issue at hand and need to address the root deficiencies.
10. This plan is excellent and I hopefully passes without significant changes (and that any changes move towards allowing more generous bonuses or affordable housing stock).
11. This seems like y'all worked hard. Thanks for your efforts. But these points man, you've got to translate them into something tangible. You've got to explain how the airspace management over buildings means anything at all to historic preservation. You've got to make the sustainability stuff worth Way More points than the scenic window-dressing stuff, and for the scenic stuff, you've got to explicitly exclude anti-homeless measures.
12. I found this survey difficult to understand, thus the number of "undecided".
13. Tempe already has a LOT of development, and a lot of people. Overall there isn't enough detail in this program; I can imagine multiple ways it could be abused, and I'm very concerned about having the infrastructure to support even more development. While in theory the taxes of the people owning & occupying the developments would pay for that, in practice I'm not so sure. Bankruptcies/low occupancy are issues, as is the problem of water being a limited resource.

14. Great stuff. Important to remember that building tall and dense on its own makes housing more affordable and more sustainable. Adding these features will only increase this.
15. This plan is excellent, and I'd be thrilled if Tempe goes forward with it (and will vote against detractors).
16. The urban core master plan is a start, but I have my reservations regarding it being viable unless reaching all areas of the city. The sprawling irrigated horse properties, the gated community citidels of S. Tempe, the master planned development of ASU Novus, and the 70's campus communities with a small and growing downtown urban area. If Tempe is forecast to add another 75k people, its focus cannot be directed to a small area in a landlocked city, the infrastructure cannot accomodate it now.
17. They should be offering affordable housing without extorting for permission to build taller. Tempe has allowed developers to destroy thousands of units of existing affordable housing in the downtown area. Cheap apartments, house rentals and trailer parks have been cleared out for these ugly high-density properties which mostly end up as short-term rentals anyway. It's all a scam to benefit developers at the expense of EXISTING residents. The residents of the surrounding historic neighborhoods have offered historic overlay options which the city has rejected outright. The concerns of the existing residents of Tempe have long been overridden by the desires of developers at the expense of EXISTING affordable housing, open space, old growth vegetation and historic architecture. This is too little too late and a feeble attempt to make the residents think the city actually cares about anything but developers.
18. Look at who is contributing lots of money to mayor and council candidates and you will see why this proposal has been put in play. A great many of the candidates are being funded by developers. This is the payoff.
19. Tempe city government needs to not kneecap this plan with restricting height limits, parking minimums, or other barriers to building sustainable, walkable, transit-oriented, car-free housing. City Council's attempts in recent hearings to reduce the height cap from 160' to 120', with flimsy justifications like "we're not the East Coast" are unacceptable. The only way we are going to decarbonize our built environment is by maximally reducing the amount of land, water, fuel, and electricity consumed per capita, and the only way to accomplish that is by abandoning the low-density suburban sprawl of Tempe's status quo in favor of densely concentrated urbanism. We have 30 years to make that transition, and any delay is an abrogation of elected leaders' moral responsibility to build a city that future generations can inhabit.
20. This is a valuable and worthy initiative, but nevertheless falls short of what it could achieve. Tempe urban planing needs to think in a wholistic way about building a city that is welcoming and livable. That means parks, places of gathering, playgrounds for children to play, infrastructure for people to get around without driving and parking-- protected bike lanes, bike paths, safe and easy crossings, shaded pathways, etc. These elements should be thought through systematically, learning from other urban plans that have succeeded in these dimensions, and incorporated into and prioritized in this program.
21. This is a great start and glad the City is looking at it. But please consider incentives for cutting parking mandates, size of commercial offerings, and pointless apartment gyms.

22. There is an interesting article by Dick Platkin (<https://www.citywatchla.com/index.php/2016-01-01-13-17-00/los-angeles/18835-tall-tales-from-los-angeles-building-our-way-out-of-homeless-climate-and-transportation-crises>) that I would love to have discussed by city planners/leaders. As a person who lives in the heart of the Urban Core, I have noticed significant issues in the ongoing development sites. I feel that Tempe may not have the city-level bandwidth to manage/oversee developers and may lead to rogue activities by developers. More discussion and insight should be considered before moving forward with this plan.
23. This plan seems to benefit developers more than people who currently live here. Tempe already is crowded with traffic, high-rise buildings, and has a lack of infrastructure (neighborhood food markets, home supply stores, etc). How do we have the water to support more dense development? Over the past 40 years living in Tempe, it has saddened me to see it turning into a pit of urban high-rises with little view of the sky or our beautiful Arizona desert and mountains, and to see how much of our diverse and unique heritage has been lost. This plan doesn't tell how developers would be monitored for compliance - that costs the city money. If Tempe really wants to provide quality affordable housing, have community spaces, preserve historical buildings, and plan for usable open spaces for better quality of life, I can't see how high-rise development and increased density meet that goal. These ideas for making developers contribute to the community should be standard requirements for all development in the city. Tempe is already attractive enough to developers - why should we pay a bonus? Especially true for large developments, they should be required to contribute to the construction of affordable housing, usable open spaces, and other community needs, out of the enormous profit they make.

EMAILS